

# Report to Planning Committee

**6 September 2023**

<b>Application Reference</b>	DC/23/68448
<b>Application Received</b>	20 <sup>th</sup> July 2023
<b>Application Description</b>	Proposed single and two storey side and rear extension, front canopy and garage conversion into habitable space.
<b>Application Address</b>	180 Walsall Road West Bromwich B71 3LH
<b>Applicant</b>	Faryad Ahmed
<b>Ward</b>	Hateley Heath
<b>Contact Officer</b>	Beth Astley-Serougi <a href="mailto:Beth_AstleySerougi@sandwell.gov.uk">Beth_AstleySerougi@sandwell.gov.uk</a>

## 1 Recommendations

1.1 Subject to receipt of satisfactory amended plans, that planning permission is granted subject to conditions relating to:


- i. External Materials to match the existing property.
- ii. The bathroom window on the side elevation of the first floor to be obscurely glazed and retained as such.



## 2 Reasons for Recommendations

- 2.1 The proposed development would be of satisfactory design and would not significantly impact on the private amenity of neighbouring properties, in terms of loss of light, outlook and privacy.

## 3 How does this deliver objectives of the Corporate Plan?

	Quality homes in thriving neighbourhoods
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## 4 Context

- 4.1 The application is being reported to your committee because the Agent is an employee of Sandwell MBC.
- 4.2 To assist members with site context, a link to Google Maps is provided below:

[180 Walsall Road, West Bromwich](#)

## 5 Key Considerations

- 5.1 The site is not allocated within the Development Plan.
- 5.2 The material planning considerations which are relevant to this application are: -

Amenity concerns – Overlooking/loss of privacy, loss of light and outlook and overshadowing

Design concerns - appearance and materials, layout and density of building, wider visual amenity and overdevelopment

Highways considerations - parking



## 6. The Application Site

- 6.1 The application site relates to a three-bedroom semi-detached property on the western side of Walsall Road, West Bromwich. The site is within a predominately residential area. The Stone Cross Public House and the retail core of Stone Cross is to the south of the application site.

## 7. Planning History

- 7.1 There is no planning history for this property.

## 8. Application Details

- 8.1 The applicant seeks to construct a two-storey side and rear extensions as well as a single storey rear extension, front canopy and garage conversion into habitable space. The number of bedrooms is to be increased to five.
- 8.2 The single storey rear extension would measure: 1.54m in length, 3.55m in width and 3.5m in height to the maximum height of the pitched roof.
- 8.3 The two-storey side extension would measure as follows: Ground floor (including conversion of garage) – 7.6m in length and 2.87m in width. First floor – 7m in length and 2.8m in width and 8 metres in height to the maximum height of the roof.
- 8.4 The single storey front extension would measure 1.36m in depth, 2.8m in width and 3.5m in height to the maximum height of the pitched roof. The front canopy would measure 1.2m in depth and 5m in width at maximum.

## 9. Publicity

- 9.1 The application has been publicised by neighbour notification letters with one objection received from a local resident.



## 9.2 Objections

Objections have been received on the following grounds:

- i) Loss of light to the neighbouring property.
- ii) Loss of privacy to the neighbouring property.
- iii) Increase of noise and disturbance to the neighbouring property.
- iv) Overdevelopment of the plot

Non-material objections have been raised regarding boundary issues, Party Wall matters and health issues.

The objector also raises concerns regarding an outbuilding. This is not part of this application and is currently subject of an enforcement case not relevant to the determination of this application

These objections will be addressed in section 13 (Material Considerations).

## 10. Consultee responses

### 10.1 Highways

No objections have been received. The front driveway can accommodate three vehicle spaces required for a five- bedroom property although this will slightly overhang the footway. However, this is an existing property and occupiers of neighbouring properties use all of their property frontage to provide off-street parking.

## 11. National Planning Policy

11.1 National Planning Policy Framework (NPPF) promotes sustainable development but states that local circumstances should be taken into account to reflect the character, needs and opportunities for each area.



- 11.2 The Framework refers to development adding to the overall quality of the area by achieving high quality design, achieving good architecture and layouts.
- 11.3 The Framework promotes sustainable transport options for development proposal and paragraph 111 states that developments should be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 11.4 Given the above, I believe the proposal accords with the provisions of the NPPF.

## 12. Local Planning Policy

- 12.1 The following policies of the council's Development Plan are relevant:

ENV3: Design Quality

SAD EOS9: Urban Design Principles

- 12.2 ENV3 and SAD EOS9 refers to well-designed schemes that provide quality living environments. The proposed layout and design are considered to be broadly acceptable, however it is considered that the rear first floor could be lowered in height to ensure it is subservient to the main house. Amended plans have been requested as such.

## 13. Material Considerations

- 13.1 National and local planning policy considerations have been referred to above in Sections 11 and 12. With regards to the other material considerations, these are highlighted below:

### 13.2 Amenity concerns - Loss of light and privacy

With regards to the adjoining semi-detached property, it is considered that the floor plans demonstrate that the ground floor and first floor rear



extensions complies with the Council's adopted 45-degree code, as contained within the Revised Residential Design Guide (SPD). The ground floor rear extension is to adjoin an existing extension and it is my view that both the single and two storey extensions would not result in any significant loss of light to the adjoining property.

There are no windows on the side elevation of the proposed single storey rear extension and therefore the privacy of the neighbouring semi-detached property will be maintained.

The bathroom window on the side elevation of the proposed first-floor side extension is recommended to be obscurely glazed via condition thus ensuring the privacy of neighbouring properties.

### 13.4 Design concerns

In my opinion, the design of the extensions proposed is broadly satisfactory and I do not consider this would result in any undue harm to the character of the area. The side extension has been set back and set down from the front elevation and highest point of the roof respectively (as per the adopted Residential Design Guide). However, the rear extensions is not currently subservient to the main house and it is considered that an marginal decrease in the roof height (800mm) would improve its overall scale and massing. Amended plans have been requested as such and subject to this amendment it is considered that the extensions would not be overly dominate or impose on the neighbouring properties.

Furthermore a window on the side elevation of the first-floor element of the two-storey side extension has been added. This creates a design that prevents a solid brick wall facing the highway and therefore a higher level of design.

Furthermore, I do not consider the proposed development to constitute overdevelopment of the plot considering the level of remaining space to the front and rear of the property.



## 13.5 Highways concerns

Highways have been consulted and have confirmed that the front driveway can accommodate the three spaces required for a five-bedroom dwelling. Highways have considered the depth of the drive and also the neighbouring properties.

## 14. Conclusion

On balance, subject to receipt of amended plans, the proposal accords with the provisions of relevant development plan policies and there are no significant material considerations which warrant refusal that could not be controlled by conditions.

## 15 Alternative Options

15.1 Refusal of the application is an option if there are material planning reasons for doing so. In my opinion the proposal is compliant with relevant policies and there are no material considerations that would justify refusal.

## 16 Implications

<b>Resources:</b>	When a planning application is refused the applicant has a right of appeal to the Planning Inspectorate, and they can make a claim for costs against the Council.
<b>Legal and Governance:</b>	This application is submitted under the Town and Country Planning Act 1990.
<b>Risk:</b>	None.
<b>Equality:</b>	There are no equality issues arising from this proposal and therefore an equality impact assessment has not been carried out.



<b>Health and Wellbeing:</b>	None.
<b>Social Value</b>	None.
<b>Climate Change</b>	Sandwell Council supports the transition to a low carbon future, in a way that takes full account of the need to adapt to and mitigate climate change. Proposals that help to shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure, will be welcomed.

## 17. Appendices

Location plan – 2023- 01 - 01

Proposed plans and elevations 2023- 04- 01 – REV 2

Existing plans and elevations 2022-03- 01 REV 2

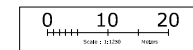
Block Plan 2023-02-01





# Site Location Plan - Existing

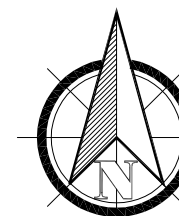
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## NOTES:

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## REVISIONS



### CLIENT:

Mr Faryad Ahmed

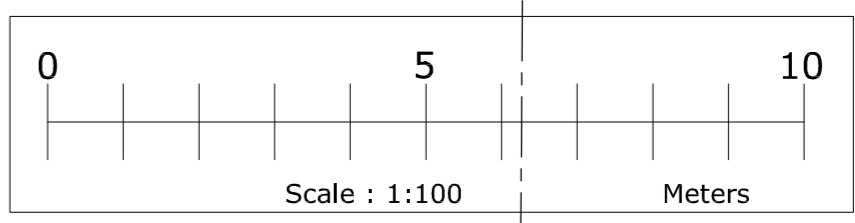
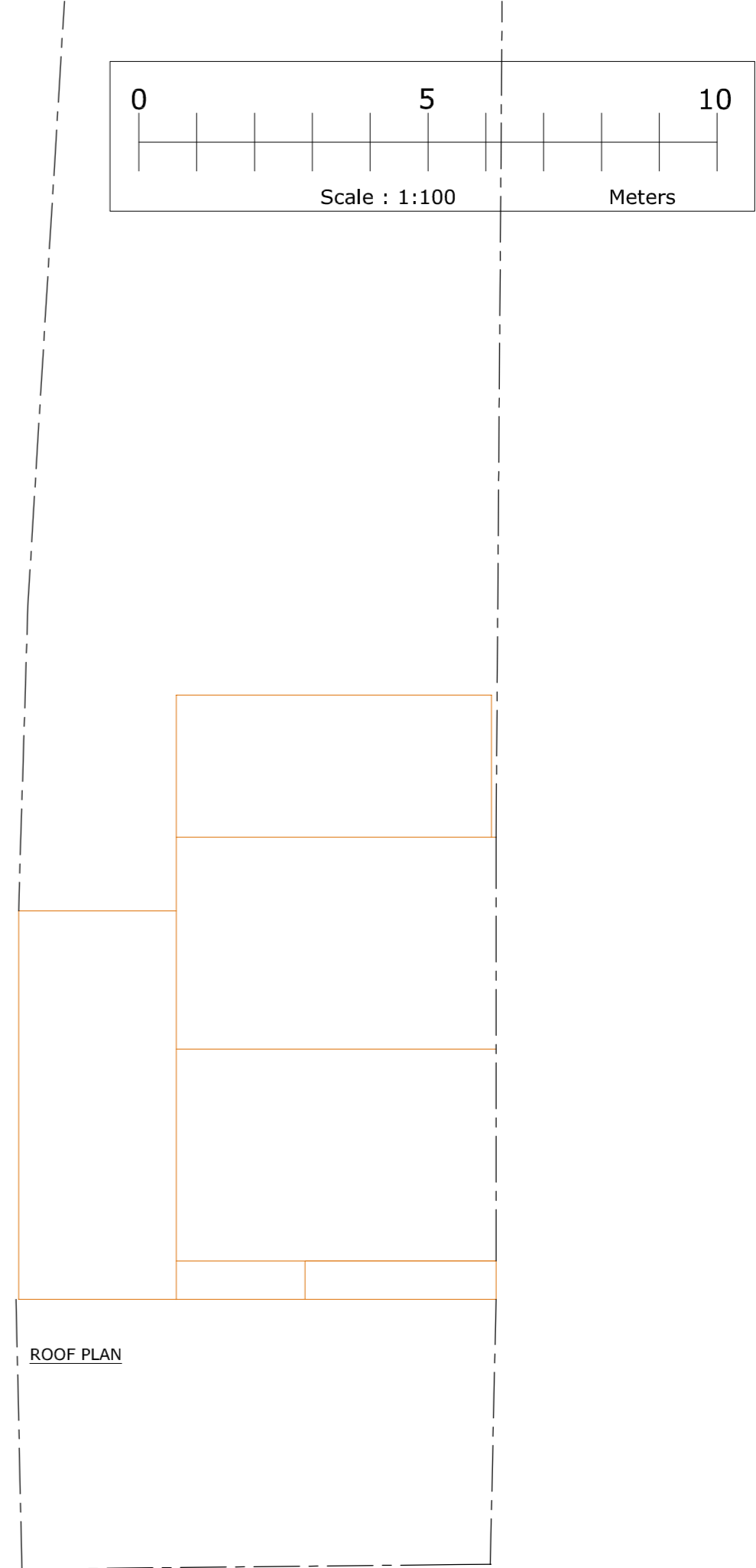
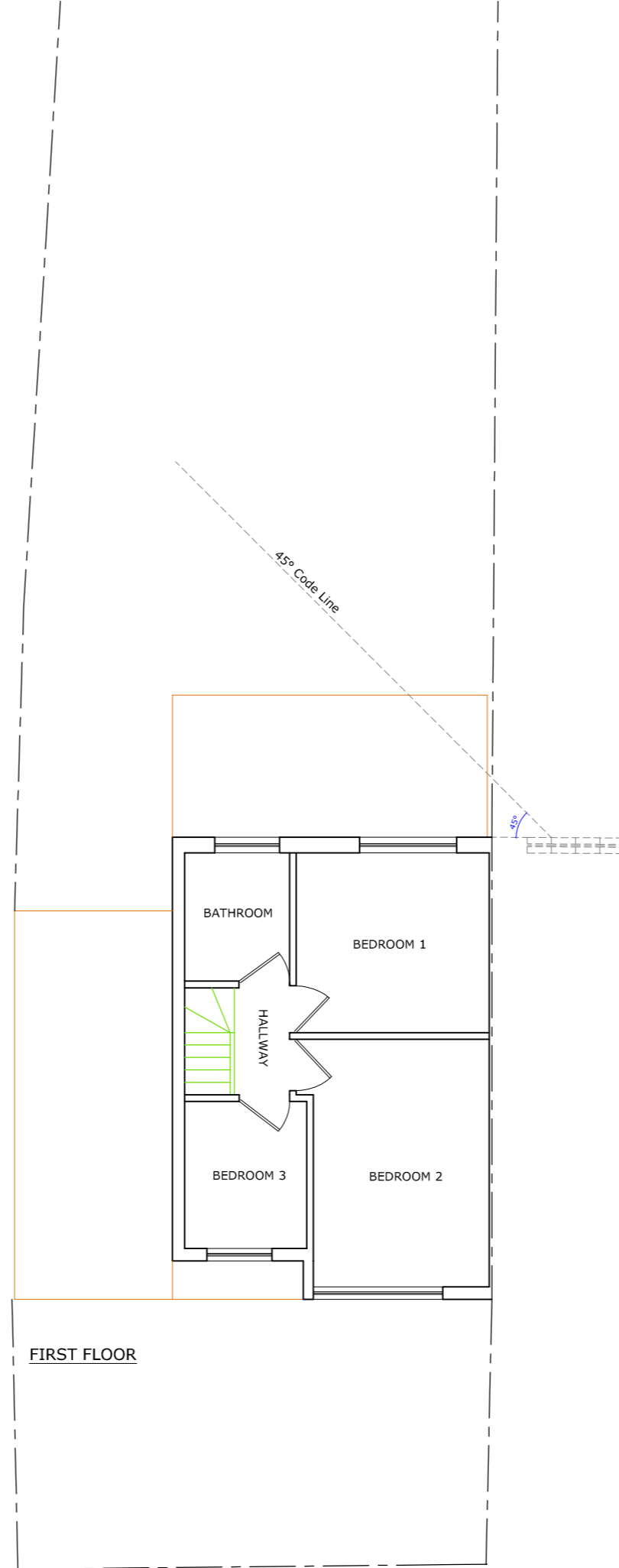
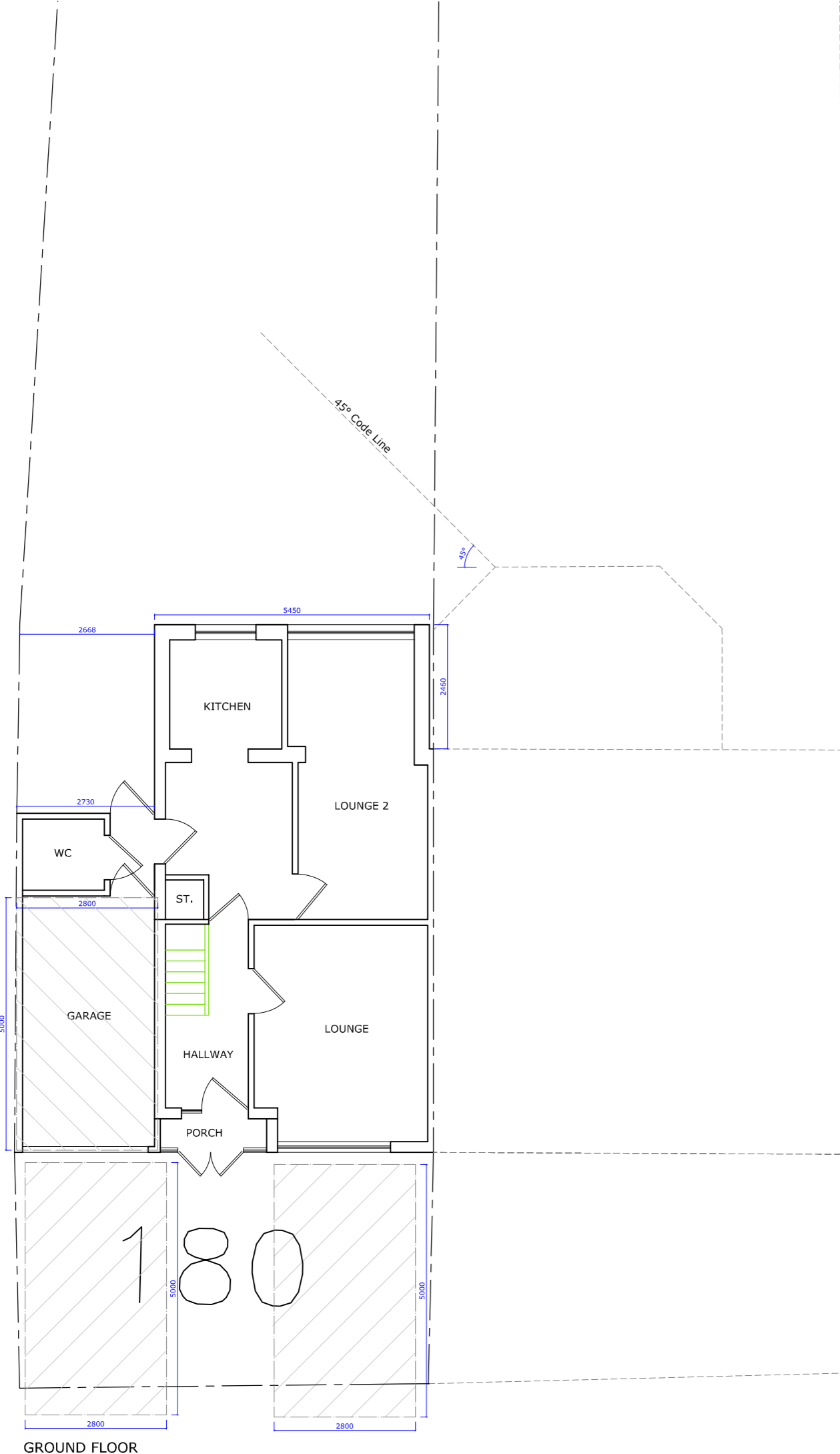
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180 Walsall Road, West Bromwich, B71 3LH

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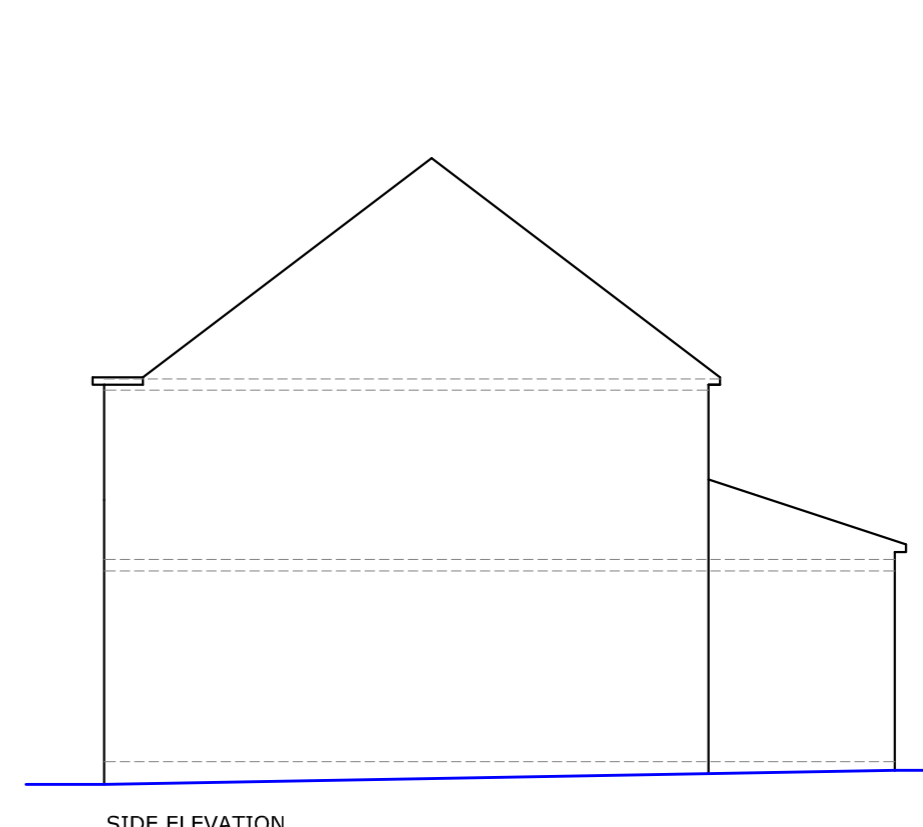
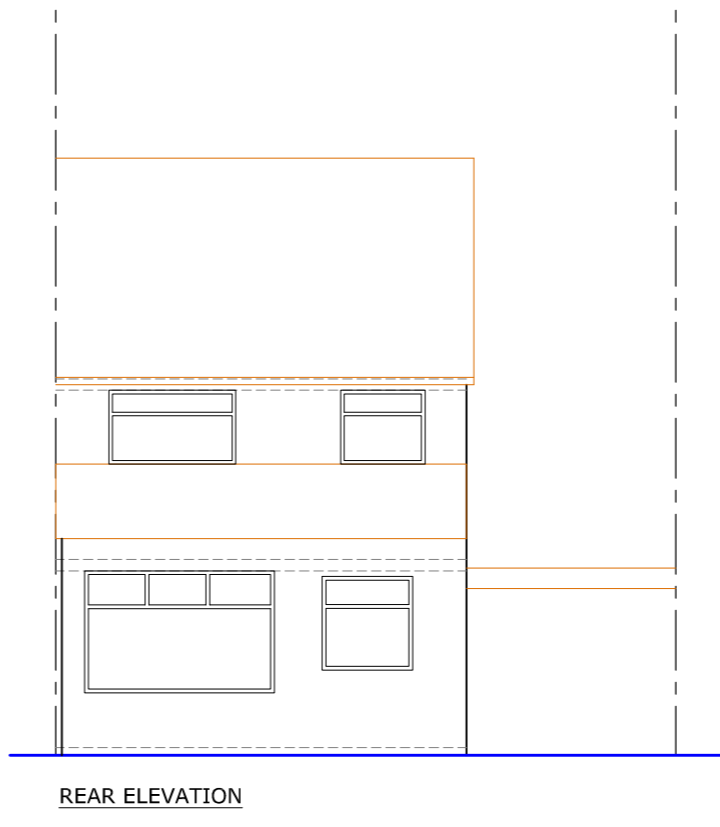
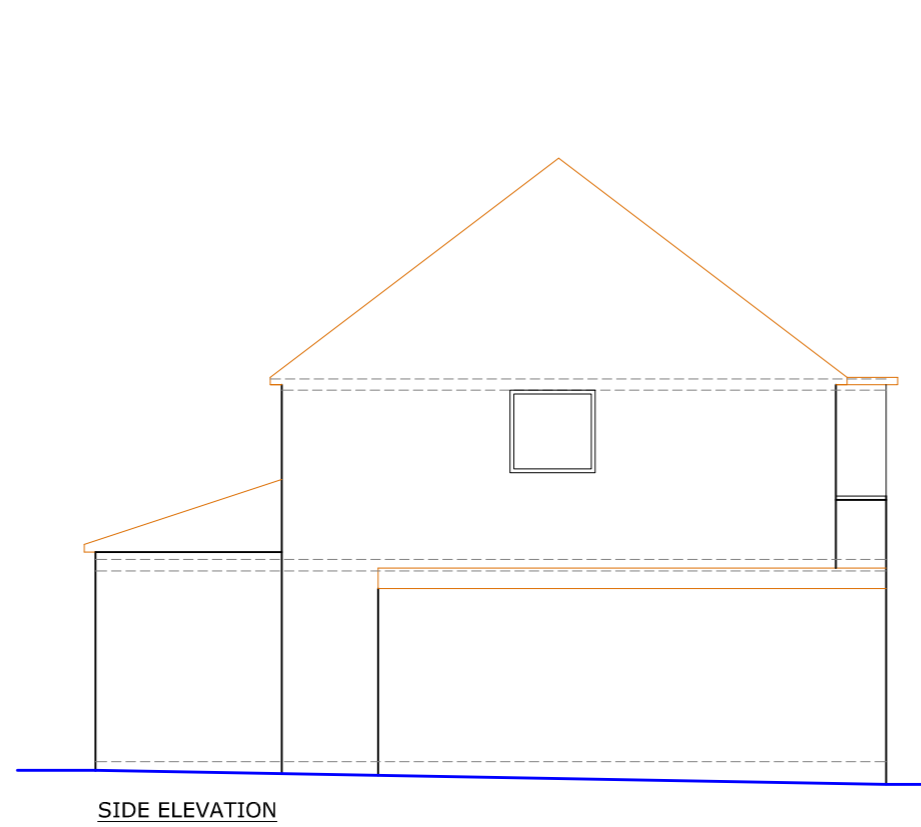
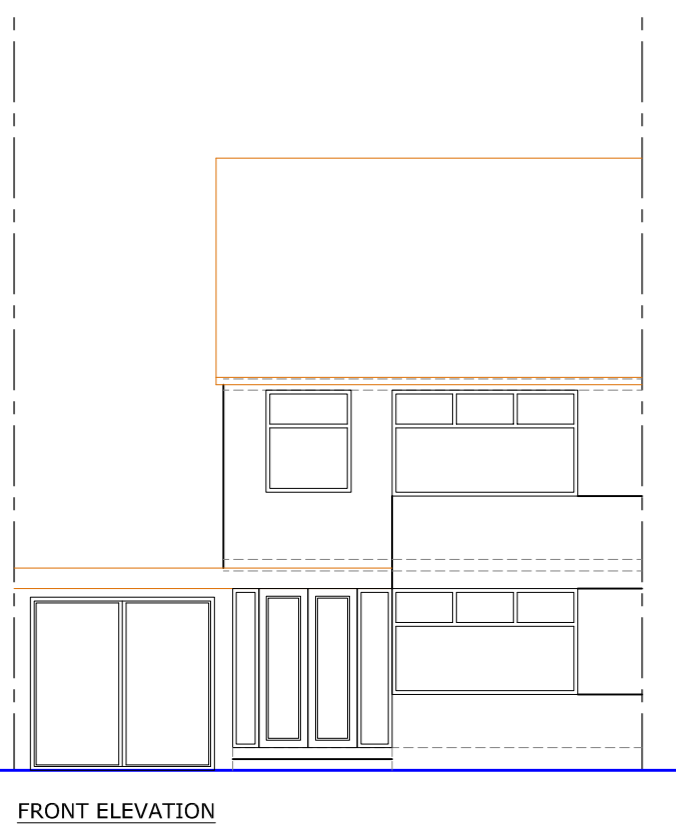
Location Plan - Existing

DRG NO.	REV.	Paper
2023-01/	01	A3
DATE: Jul 2023	SCALE: 1:1250	



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**REVISIONS**  
REV 2 -  
ILLUSTRATING  
CARS PARKED  
AS PER  
REQUIRED  
MEASUREMENTS  
TO EXISTING



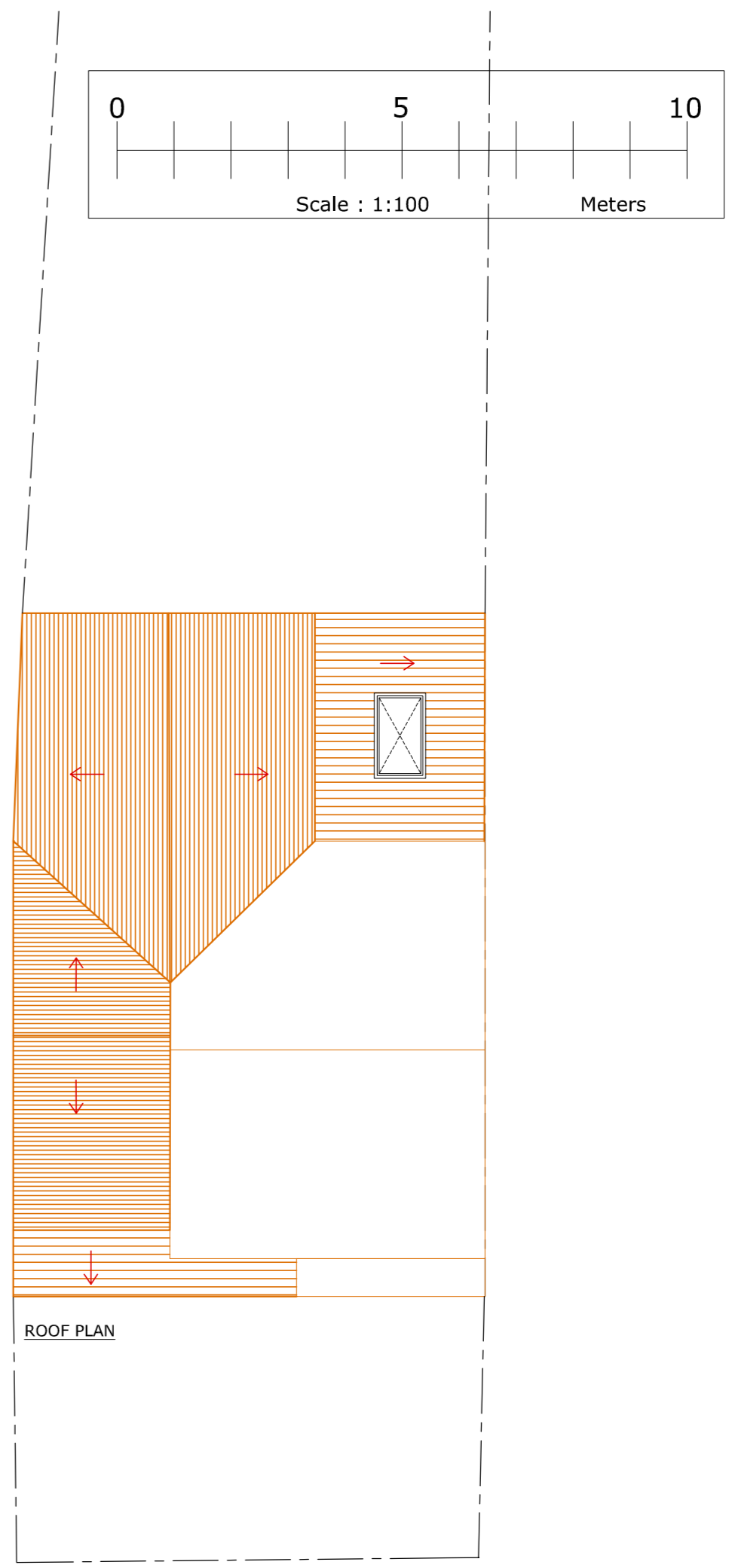
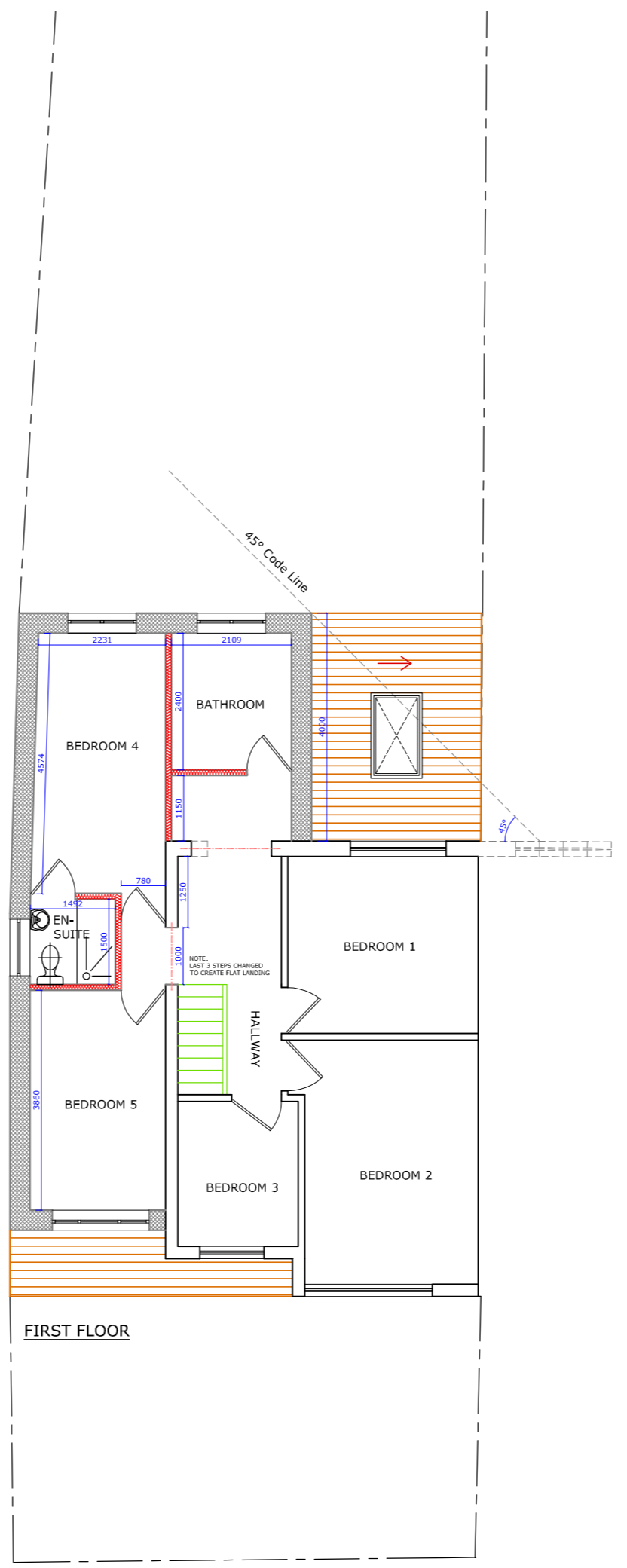
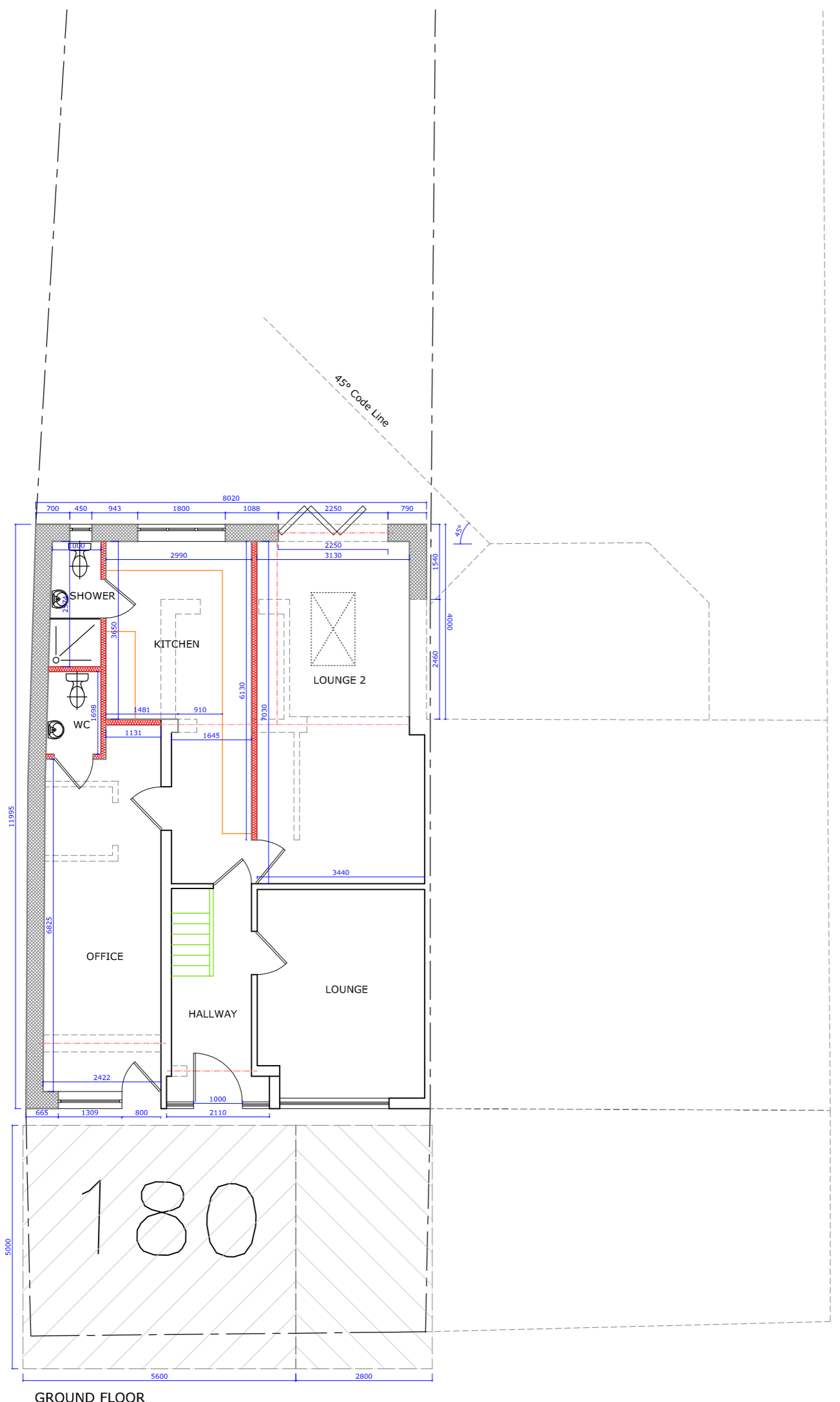
**CLIENT:**  
Mr Faryad Ahmed

**JOB:**  
180 Walsall Road, West Bromwich, B71 3LH

**DRG TITLE:**  
Existing Plans & Elevations

DRG NO.	REV.	Paper
2023-03/	02	A2
DATE: Aug' 2023 SCALE: 1:100		

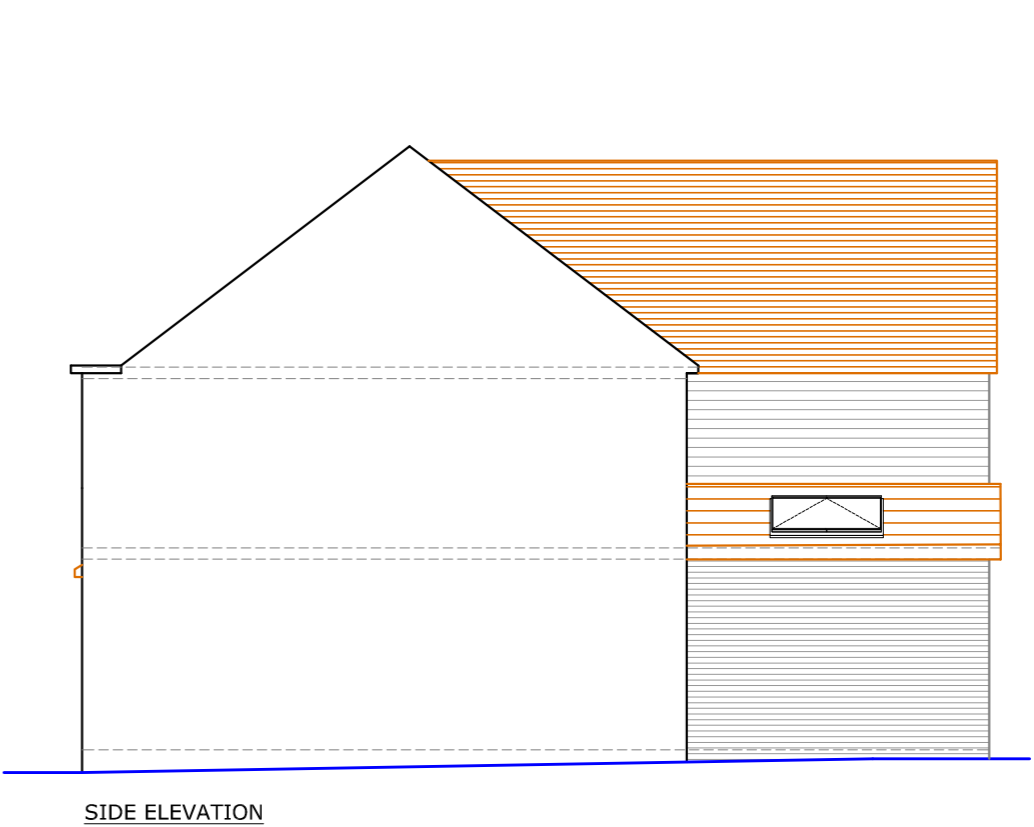
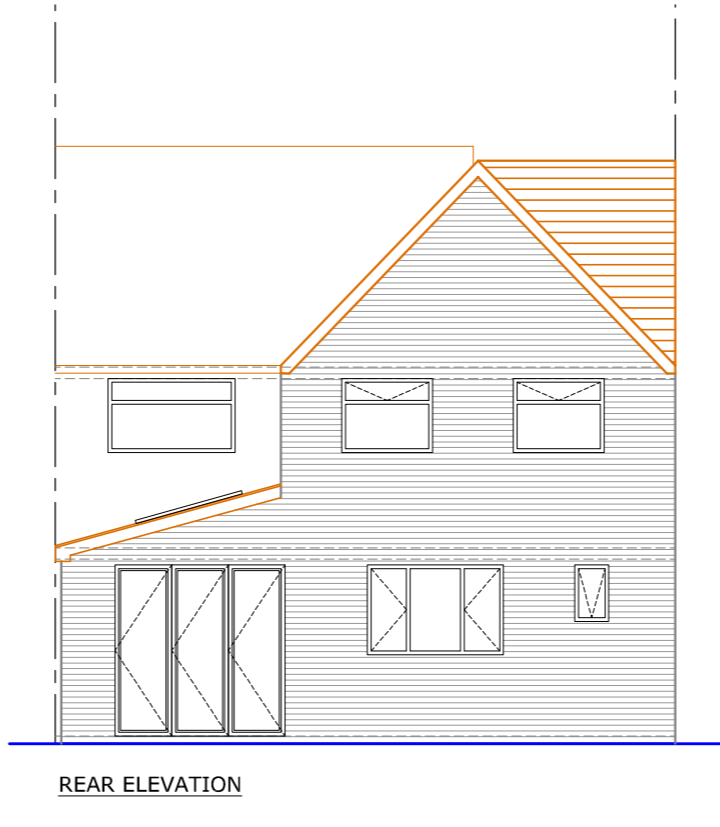
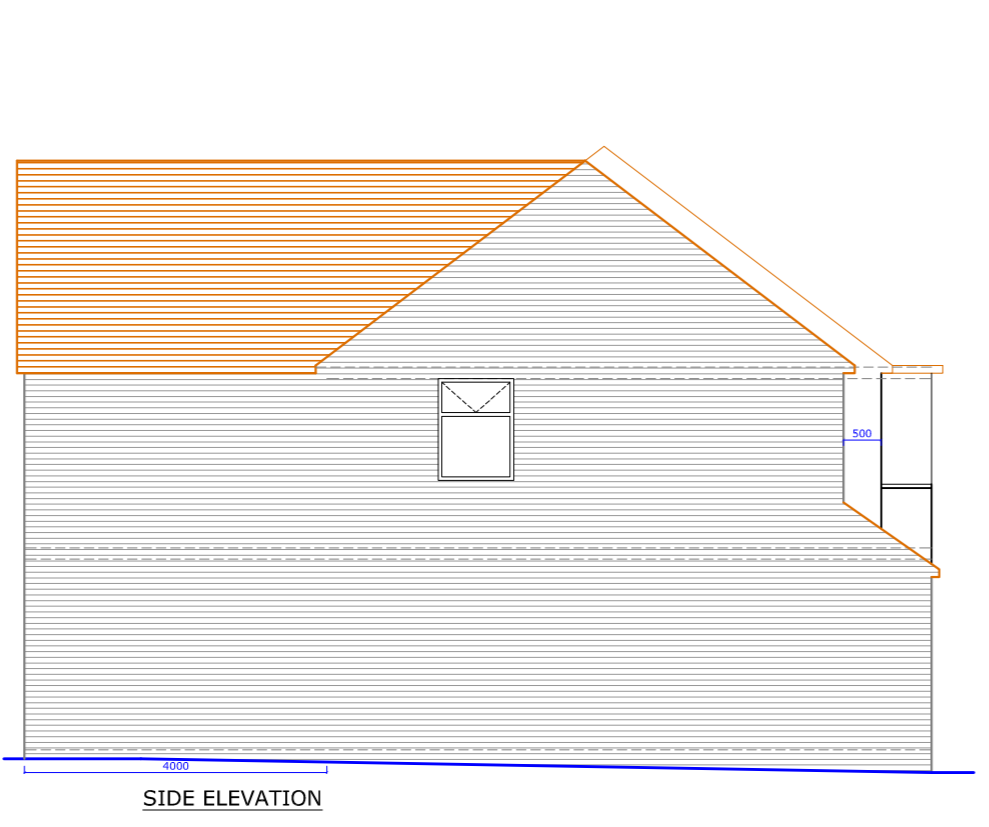
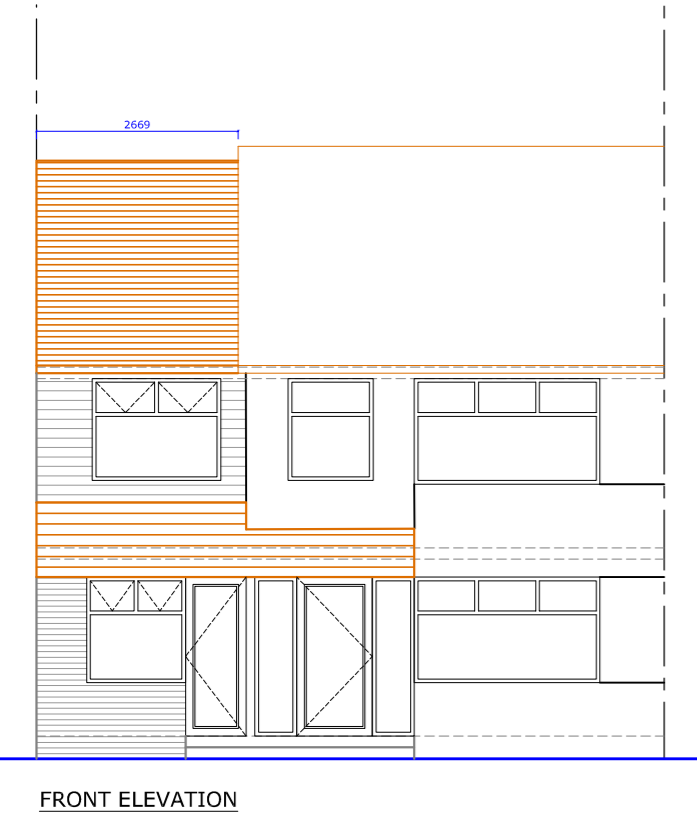
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**REVISIONS**  
REV 2 -  
ILLUSTRATING  
3 CARS  
PARKED AS  
PER REQUIRED  
TO STANDARD  
MEASUREMENTS

WINDOW  
ADDED TO FF  
SIDE  
ELEVATION  
BATHROOM



**CLIENT:**  
Mr Faryad Ahmed

**JOB:**  
180 Walsall Road, West Bromwich, B71 3LH

**DRG TITLE:**  
Proposed Plans and Elevations

DRG NO.	REV.	Paper
2023-04/	02	A2
DATE: Aug' 2023 SCALE: 1:100		